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First American Title Insurance Company

See 2nd Page

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual



Doc#: 0826835029 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/24/2008 09:16 AM Pg: 1 of 3

10/2

1st AMERICAN TITLE order # *183/205*

THE GRANTOR, SUMMIT DEVELOPMENT PARTNERS, INC., a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the state of ILLINOIS, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to MONICA GUERRA FISHER, an individual, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

Grantor also hereby grants to the grantee, his successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO:

General taxes for the year 2007 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2007 and/or 2008.

- ✓ Permanent Real Estate Index Number(s): 09-36-111-041-0000 and 09-36-111-042-0000
- ✓ Address(es) of Real Estate: 527 S. Summit Ave., Unit 1N, Cook County, Park Ridge, IL 60068

TO HAVE AND TO HOLD said premises forever.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 22nd day of AUGUST, 2008

SUMMIT DEVELOPMENT PARTNERS, INC.

By: *[Signature]*
ADAM A. GLUCKA, President

Attest: *[Signature]*
KARINA FERDYNUS, Secretary



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 28491

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STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ADAM K. GACKA, personally known to me to be the President of SUMMIT DEVELOPMENT PARTNERS, INC., and KARINA FERDYNUS, personally known to me, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such ADAM K. GACKA and KARINA FERDYNUS they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of AUGUST, 2008



Christian Bremmer (Notary Public)

Prepared by:


Christian Bremmer
CHITOWN LAW, LLC
Three First National Plaza
70 W. Madison St.
Suite 1400
Chicago, IL 60602

Mail to:

Monica Guerra Fisher
527 S. Summit Ave., Unit 1N
Park Ridge, IL 60068

Name and Address of Taxpayer: /GRANTEE

Monica Guerra Fisher
527 S. Summit Ave., Unit 1N
Park Ridge, IL 60068

COUNTY TAX	STATE TAX
 COOK COUNTY REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE SEP. 18. 08 # 0000056308	 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE SEP. 18. 08 # 0000056102
REVENUE STAMP REAL ESTATE TRANSFER TAX 0023000 FP 103028	REAL ESTATE TRANSFER TAX 0040000 FP 103027

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1: Unit No. 1N in 527 Summit Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 16 in J.T. James Addition to Park Ridge in the Northwest quarter of Section 36, Township 41 North, Range 12, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded June 20, 2008 as document No. 0817216017, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-1N and S-1N, as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 09-36-111-041-0000 Vol. 096 and 09-36-111-042-0000 Vol. 306

Property Address: 527 South Summit Avenue, Unit 1N, Park Ridge, Illinois 60068

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This is subject to all rights, easements, covenants, conditions, restrictions and were recited and stipulated at length herein.

Property of Cook County Clerk's Office